

## 8. Streetscape Policies and Standards

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The public streetscape is composed of such elements as sidewalks, street furniture, signs, lighting, street trees and landscaping, in addition to the street itself. Streetscape improvements will provide necessary and desirable facilities to encourage pedestrian activity throughout the West Tefft area, complement all new projects and enhance the visual character of the area (Figure 8-1).



**Fig. 8-1** Streetscape features

### **POLICY 8.1: Street Furniture**

*Street furniture design should be chosen to complement the character of buildings within the West Tefft Corridor area.*

- A. Styles.** Furniture such as benches, trash receptacles, streetlights, bus shelters, displays and drinking fountains should complement one another. A thematic style should be chosen that defines a distinctive character for the West Tefft Corridor area.



**Fig. 8-5** Bench and waste container



**Fig. 8-2** Hanging flowers

- B. Location.** Street furniture should be provided adjacent to major destination points such as department stores and restaurants, and should be located on every block.



**Fig. 8-3** Streetlight

- C. Tree grates.** Ornamental tree grates and guards are encouraged that complement the styles of the benches and trash receptacles chosen along West Tefft Street, Mary Avenue and other streets.



**Fig. 8-7** Tree grate example



**Fig. 8-8** Tree guard

- D. Event and Art Kiosks.** Community event information and art works can be displayed within kiosks that provide attractive focal points for pedestrians, such as shown in Figure 8-9. Maintenance of these kiosks should be assumed by one or more community organizations, such as the Nipomo Arts Council and/or the Chamber of Commerce.



**Fig. 8-9** Kiosk

## ***POLICY 8.2: Parkways and Planters***

*Parkways and planters should be installed to provide a naturalistic edge to streets and buildings and provide a pleasant element of a well-designed, walkable community.*

### **Standards**

- A. Planters.** Fixed planters should be incorporated in sidewalk designs to provide for colorful, pedestrian-scale plantings.
- B. Parkway.** A narrow strip of appropriate groundcover, small shrubs and trees with a minimum width of five feet shall be provided along West Tefft Street, between the street and the sidewalk to provide a buffer between traffic and pedestrians.



**Fig. 8-10** Planter

1. Parkway on other streets within the downtown are discouraged due to narrower street rights-of-way and on-street parking access needs.
2. Parkway should be used for locating benches, news racks, raised planters, street lights, public art, and other amenities.

3. Parkways should be created where excess right-of-way enables converting street pavement to landscaping, particularly between Pomeroy and Orchard, to screen retaining walls.

### **POLICY 8.3: Sidewalks**

*Sidewalks should be designed to greatly enhance the pedestrian experience and provide adequate space for a variety of pedestrian activities.*

#### **Standards**

- A. Sidewalk design.** Sidewalks should include a slight meander or curvilinear edge where located next to landscaping and parkways, for interest, such as in Figure 8-11.

- B. Sidewalk materials.** Public sidewalks should be constructed in gray cement for a uniform and simple appearance.

- C. Sidewalk width.** Sidewalks should be constructed at 8 feet on West Tefft Street, and 10 feet on other streets as required by County code. Additional width on West Tefft Street may be obtained by offers of dedication from adjacent owners, where the setback area is to utilized for public access and walking.

- D. Sidewalk clearance.** Façade features, such as signs, awnings, planters, and sidewalks should be designed in compliance with the American Disabilities Act (ADA) at a minimum.



**Fig. 8-10** Parkway example



**Fig. 8-11** Meander sidewalk

### **POLICY 8.4: Mid-block walkways (paseos)**

*Mid-block walkways (paseos) should be created to provide opportunities for connections through and between sites without having to go completely around the block.*

#### **Standards**

- A. Design.** Walkways should provide for safe sightlines and security for pedestrians.

- B. Lighting.** Lighting should be provided to ensure pedestrian safety.

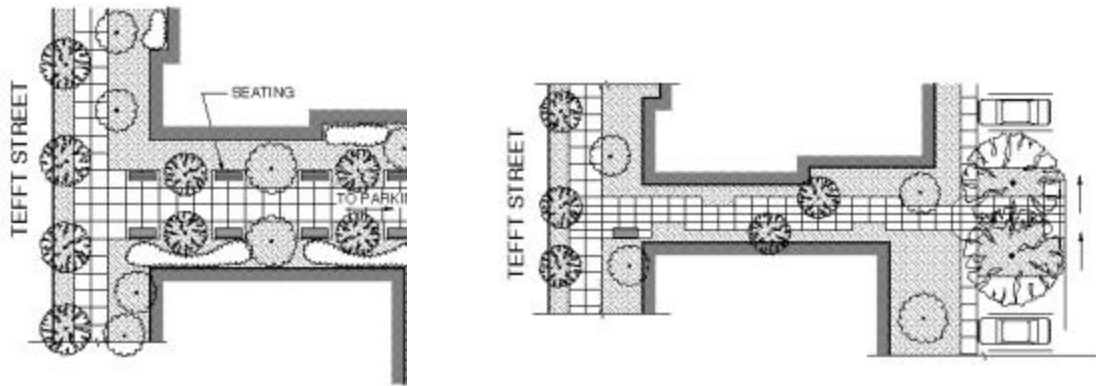
- C. Width.** Mid-block walkways or those that connect



**Fig. 8-13** Paseo to parking



between properties should be no less than 6 feet wide, with a preferred width of 8 feet in width. Other paseos should be at least 4 feet wide.



**Fig. 8-12** Paseos - walkways

### **POLICY 8.5: Street Trees**

*Large street trees should be planted at regular intervals along the parkways of West Tefft and sidewalks of Mary and Blume Avenues and other local streets and lanes, and within center medians.*

#### **Standards**

- A. Existing trees.** New street development should preserve and protect the existing healthy mature trees within the area.
- B. Tree size and spacing.** 15-gallon container trees are the minimum size to provide immediate height and presence. Spacing should be to provide regular intervals and varied trees at maturity.
- C. Tree functions.** Ornamental or accent trees should be planted at special intersections, gateways, or destinations to help define arrival, while common species should function to provide shade without blocking signage or significant views.
- D. Street and median tree selection.** Preferred and prohibited street and median trees are listed below that may be suitable depending on the width of the street and planter. This list is not inclusive and may be updated from time to time. In general, tree species shall be utilized that provide a canopy rather than a vertical pattern.



**Fig. 8-14** Holly oak street trees

<u>Common Name</u>	<u>Botanical Name</u>	<u>Height (ft.)</u>	<u>Width (ft.)</u>
Chinese Elm (D)	<i>Ulmus parvifolia</i>	50	60
Chinese Pistache (D)	<i>Pistachia chinensis</i>	40	40
Fernleaf Catalina Ironwood (E)	<i>Lyonothamnus floribundus</i> <i>ssp. asplenifolius</i>	20-35	15
Holly Oak (E)	<i>Quercus ilex</i>	30-60	40+
London Plane Tree (D)	<i>Platanus x acerifolia</i>	40-60	35+
'Bloodgood' variety has some resistance to anthracnose.			
Tipu Tree (D)	<i>Tipuana tipu</i>	50	35

(D) - Deciduous

(E) - Evergreen

**E. Prohibited street trees.** Certain trees are prohibited to retain a local sense of place by avoiding well-known trees from other regions within the public right-of-way, including *Palm trees*, *Eucalyptus trees*, *Carrotwood*, and *Ficus nitida*.

**F. Decorative street trees** should be used sparingly as accents, such as *Jacaranda*, *Crape myrtle*, *Weeping bottlebrush*, *Silk tree*, *Purple orchid tree*, *Flowering plum*, *Oleander*, *Western Redbud*, *Ornamental Pear* or others as updated from time to time.



**Fig. C-3** Parkway trees



**Fig. 8-2** Sidewalk street trees



**Fig. C-8-1** Median street trees

## **POLICY 8.6: Gateways**

*Public street improvements at major intersections within the West Tefft area should incorporate signs or features to identify entries.*

**A. Gateway design.** The entry to the area should be identified by defined installations of features that work together as a group, such as a sign, fountain, special paving, landscaping, sculpture or landmark structure. Gateways should be distinguished from the general streetscape by these features and form a sense of enclosure as an entry by giving particular attention to vertical and on-ground elements. The intent is to make an attractive, definitive transition into the commercial area that enhances the identity of the West Tefft Corridor area.

- B. Gateway locations.** Gateways should be located at prominent street intersections at the edges of the West Tefft Corridor area, such as at Hill Street and South Frontage Road, West Tefft Street at South Frontage Road, Mary Avenue at Juniper Street, Pomeroy Road and Orchard Avenue at West Tefft Street.

### ***POLICY 8.7 Public Utilities***

*Public utilities should contribute to the physical and visual features of the streetscape and should not intrude on public views along the right-of-way or pedestrian walkways if feasible.*

- A. Traffic signals, light and sign poles.** Traffic signals, lights, sign poles and other permanent poles should be consolidated and painted a dark green or bronze color in powder coat finish to maintain a coordinated and un-obtrusive appearance.
- B. Traffic signal service boxes.** Traffic signal service boxes should be incorporated into a building or separate structure or underground. They may be located above ground adjacent to the nearest traffic signal if no feasible other location is available, and shall be painted the same color as the signal poles.
- C. Electrical utility transformers and communication service boxes.** Utility and communication service cabinets are discouraged aboveground and should be installed underground in vaults or within buildings. Where necessary to install above-ground, they should be located behind enclosures with a similar finish as the main building or screened by landscaping, with the result to be out of public views from the right-of-way or pedestrian walkways. When above-ground, they should be painted a dark green or bronze color in powder coat finish to maintain a coordinated and un-obtrusive appearance
- D. Backflow prevention devices and other valves.** Backflow prevention devices and other valves should be located to be readily accessible in accordance with California Health Code, Title 17 with visual access to the shut-off valve, yet as far as feasible from the public right-of-way and pedestrian walkways, within the following locations in priority:
1. Underground vault with visual access to stem valve;
  2. Building wall cabinet or inside a building utility room or space;
  3. Adjacent to a building at the lowest feasible height, avoiding building entries and display windows, to be screened partially by planting or low wall or fence and to be painted dark green; or,
  4. Within a landscaped planter, to be at the lowest feasible height and the maximum distance from right-of-way or pedestrian walkway, and to be screened partially by planting or low wall or fence and to be painted dark green.